



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Feb 09, 2022 10:17 AM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2022-000097
State Receipt # 37020920220085
Document # 2022-NOD-18

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

HARPER RESIDENCE

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED IN THE OFFICE OF THE SAN DIEGO	
COUNTY CLERK ON February 9, 2022	
Posted February 9, 2022	Removed MAR 11 2022
Returned to agency on	MAR 17 2022
DEPUTY	<i>[Signature]</i>

NOTICE OF DETERMINATION

(Choose one)

TO: Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

FROM: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

PROJECT NUMBER: 665412

STATE CLEARINGHOUSE NUMBER: 2021060530

PROJECT TITLE: Harper Residence

PROJECT LOCATION: 8455 El Paseo Grande, San Diego, CA 92037

PROJECT DESCRIPTION: The project requests a Coastal Development Permit (CDP) and Site Development Permit (SDP) for the demolition of an existing 3,700-square-foot single-family residence over an existing 600-square-foot subterranean garage and construction of a new 4,967-square-foot single-family residence over a 3,290-square-foot subterranean garage, located at 8455 El Paseo Grande. The 0.14-acre site is designated Low Density Residential pursuant to the La Jolla Community Plan and Local Coastal Program and is subject to the LJSPD-SF zoning requirements. The project is also subject to the Coastal (Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact (Beach) and Residential Tandem Parking Overlay Zones, La Jolla Shores Archaeological Study Area, and Council District 1. (LEGAL DESCRIPTION: Lot 3 of Sharp Subdivision, in the City of San Diego, County of San Diego, State of California According to Map Thereof No. 5396, Filed in the Office of the County Recorder of San Diego County, May 27, 1964.)

PROJECT APPLICANT: Jeff Harper, 8455 El Paseo Grande, San Diego, CA 92037, (619) 954-7454

This is to advise that the City of San Diego City Council on January 25, 2022 approved the above described project and made the following determinations: R-313872

1. The project in its approved form will, will not, have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
 A (Mitigated) Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 An Addendum to Negative Declaration / Mitigated Negative Declaration / Environmental Impact Report No. was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were, were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program was, was not, adopted for the project.
4. (EIR only) Findings were, were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations was, was not, adopted for this project.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: Rachael Ferrell

Telephone: (619) 446-5129

Filed by: Connie Patterson
Signature

Legislative Recorder II
Title



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



CEQA Filing Fee No Effect Determination

Applicant Name and Address:

Matthew A. Peterson
402 West Broadway #960
San Diego, CA 92101
map@petersonprice.com

CEQA Lead Agency: City of San Diego

Project Title: Harper Residence Replacement Home

CEQA Document Type: Mitigated Negative Declaration

State Clearinghouse Number/local agency ID number: 2021060530

Project Location: East landward side of El Paseo Grande 8455 El Paseo Grande

Brief Project Description: The project involves the demolition of an existing 3700 sq. ft. house over a 600 sq. ft. subterranean Garage/basement and the construction of a replacement 4967 sq. ft. home and 3290 sq. ft. basement within a fully urbanized and developed community. The site is designated low density residential 5-9 du/acre and is within the La Jolla shores PDO designated LJSPD-SF. The replacement home is consistent with all existing zoning and relevant provisions of the Community Plan. No re-zone nor GPA nor variance (or deviation) is needed or requested. There is no sensitive vegetation or habitat on the site. The MND was issued only for Archeo monitoring due to potential impacts to cultural resources. The site is not beach front, but rather on the east side of El Paseo Grande. As such there is no potential for impacts to habitat, fish and/or wildlife.

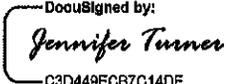
Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish & G. Code, § 711.4, subd. (c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (i.e., State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code section 711.4, subdivision (c)(3).

Matthew A. Peterson
City of San Diego
November 8, 2021
Page 2 of 2

Approved by: _____ Date: 11/8/2021

 DocuSigned by:
Jennifer Turner
C3D449ECB7C14DE...
Signature

Jennifer Turner, Senior Environmental Scientist
(Supervisory)
Name, Title

FOR COUNTY CLERK USE ONLY

Stamp or initial inside the box
to indicate acceptance of this
signed No Effect Determination
in lieu of a CEQA Document
Filing Fee.

County Clerk Stamp or Initial

San Diego County



Transaction #: 6236414
Receipt #: 2022066237

Ernest J. Dronenburg, Jr.
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.com

Cashier Date: 02/09/2022
Cashier Location: SD

Print Date: 02/09/2022 10:17 am

Payment Summary

Total Fees:	\$50.00
Total Payments:	\$50.00
Balance:	\$0.00

Payment	
CHECK PAYMENT #24085	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOD	FILE #: 2022-000097 Date: 02/09/2022 10:17AM Pages: 3
	State Receipt # 37-02/09/2022-0085
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00
Grand Total - All Documents:	\$50.00



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 37-02/09/2022-0085
STATE CLEARING HOUSE NUMBER (if applicable) 2021060530

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 02/09/2022
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2022-NOD-0018	

PROJECT TITLE
HARPER RESIDENCE

PROJECT APPLICANT NAME JEFF HARPER	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-954-7454
PROJECT APPLICANT ADDRESS 8445 EL PASEO GRANDE	CITY LA JOLLA	STATE CA
		ZIP CODE 92037

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,548.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	0.00

- Exempt from fee
- Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED	\$	50.00
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SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, JOBELL RUSIT, Deputy
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Payment Reference #: 24085